045.0	0007	0019.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,056,700	/	1,056,700
USE VALUE:	1,056,700	/	1,056,700
ASSESSED:	1,056,700	/	1,056,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17	-19	ALTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OLD MIDDLESEX DEVELOPMENT LLC
Owner 2:	
Owner 3:	
Street 1:	11 WOODLAWN AVE
Street 2:	
Twn/City:	NEEDHAM
St/Prov:	MA Cntry: Own Occ: N
Postal:	02492 Type:

PREVIOUS OWNER

Owner 1:	LEARY PAUL F / ESTATE -
Owner 2:	-
Street 1:	19 ALTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,152 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 3158 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 15 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5152.000	592,200	4,900	459,600	1,056,700
Total Card	0.118	592,200	4,900	459,600	1,056,700
Total Parcel	0.118	592,200	4,900	459,600	1,056,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.61 | /Parcel: 334.6

Legal Description

PREVIOUS ASSESSMENT

Parcel ID 045.0-0007-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	592,400	4900	5,152.	459,600	1,056,900	1,056,900	Year End Roll	12/18/2019
2019	104	FV	439,300	4900	5,152.	488,400	932,600	932,600	Year End Roll	1/3/2019
2018	104	FV	439,300	4900	5,152.	356,200	800,400	800,400	Year End Roll	12/20/2017
2017	104	FV	412,600	4900	5,152.	310,300	727,800	727,800	Year End Roll	1/3/2017
2016	104	FV	412,600	4900	5,152.	264,300	681,800	681,800	Year End	1/4/2016
2015	104	FV	368,800	4900	5,152.	258,600	632,300	632,300	Year End Roll	12/11/2014
2014	104	FV	368,800	4900	5,152.	212,600	586,300	586,300	Year End Roll	12/16/2013
2013	104	FV	383,300	4900	5,152.	202,200	590,400	590,400		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3862

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEARY PAUL F /	73384-194		10/1/2019	Estate/Div	1,103,000	No	No		Dorothy I Leary - DOD: 03/22/1990
	19805-121		5/1/1989		1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2019	1529	Inter Fi	25,000	O				
3/20/1992	88		15,000					12X33 DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
1/2/2020	SQ Returned	JO	Jenny O
4/14/2009	Entry Denied	372	PATRIOT
4/4/2000	Inspected	276	PATRIOT
3/6/2000	Measured	263	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5152		Sq. Ft.	Site		0	80.	1.12	1									459,649						459,600	

Total AC/HA: 0.11827 | Total SF/SM: 5152 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 459,649 | Spl Credit | Total: 459,600

User Acct

32226

GIS Ref

GIS Ref

Insp Date

04/14/09

!3862!

PRINT

Date	Time
12/10/20	19:00:13

LAST REV

Date	Time
02/27/20	14:02:52

danam

USER DEFINED

Prior Id # 1:	32226
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Entered Lot Size

Total Land:

Land Unit Type:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.98248887
Const Adj.:	0.98010004
Adj $ / SQ:	163.699
Other Features:	137000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	727579
Depreciation:	135330
Depreciated Total:	592249

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	5	Baths:	2	HB	

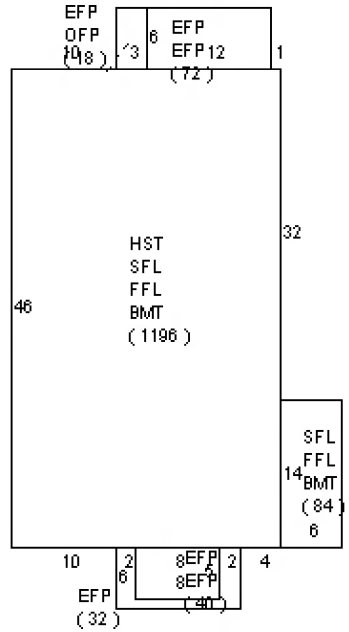
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
1	6	2	
Totals			
2	15	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,280	49.110	62,861
FFL	First Floor	1,280	163.700	209,535
SFL	Second Floor	1,280	163.700	209,535
HST	Half Story	598	163.700	97,892
EFP	Enclos Porch	274	36.420	9,980
OFP	Open Porch	18	43.120	776

Net Sketched Area:	4,730	Total:	590,579
Size Ad	3158	Gross Are	5328	FinArea	3158
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	163.70
Special Features:	0	Val/Su Net:	125.20
Final Total:	592200	Val/Su SzAd	187.52

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 045.0-0007-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1927	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900